



After recording return to:
James A. Heglund and Bernadine A. Heglund

Until a change is requested all tax statements shall be sent to the following address:
James A. Heglund and Bernadine A. Heglund

File No.: 7064-268296 (MG)
Date: September 26, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 10/02/03 3:28 p m
Vol M03 Pg 74013-14
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

STATUTORY WARRANTY DEED

John Slivkoff and Frances Slivkoff as tenants by the entirety, Grantor, conveys and warrants to James A. Heglund and Bernadine A. Heglund, husband and wife, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 9 in Block 4 of Sun Forest Estates, Tract 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. The **2003-2004 Taxes**, a lien not yet payable.
2. Covenants, conditions, restrictions, reservations, easements for public utilities, districts, water companies, alleys and streets, rights and rights of way of record, if any; also exceptions of oil, gas, minerals and hydrocarbons, and/or lease, if any, without the right of surface entry.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is **\$10,500.00**. (Here comply with requirements of ORS 93.030)

26 K

74014

APN: 139718

Statutory Warranty Deed
- continued

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John Slivkoff
John Slivkoff

Frances Slivkoff
Frances Slivkoff

STATE OF Oregon)
County of Klamath)ss.
Deschutes)

This instrument was acknowledged before me on this 29 day of September, 2003
by **John Slivkoff and Frances Slivkoff.**

[Signature]

Notary Public for Oregon

My commission expires:

